

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
E/S Putnam Road, 632' S of the
c/l of Monumental Road
(2035 Putnam Road)
13th Election District
1st Councilmanic District
Kenneth A. Queensberry, et ux
Petitioners
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-488-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 1801.2.C. 2.b. and 504 (VB6.b.c of the CMOR) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side window to property line setback of 10 feet in lieu of the minimum required 15 feet and a facing window separation distance of 21 feet in lieu of the minimum required 40 feet for an existing window, in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section .26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July, 1991 that the Petition for Residential Variance from Sections 1801.2.C. 2.b. and 504 (VB6.b.c of the CMOR) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side window to property line setback of 10 feet in lieu of the minimum required 15 feet and a facing window separation distance of 21 feet in lieu of the minimum required 40 feet for an existing window, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If for any reason this Order is reversed, the relief granted shall be rescinded and Petitioners would be required to file a new Petition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 7/23/91
By [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

July 31, 1991

Mr. & Mrs. Kenneth A. Queensberry
2035 Putnam Road
Halethorpe, Maryland 21227

RE: PETITION FOR RESIDENTIAL VARIANCE
E/S Putnam Road, 632' S of the c/l of Monumental Road
(2035 Putnam Road)
13th Election District - 1st Councilmanic District
Kenneth A. Queensberry, et ux - Petitioners
Case No. 91-488-A

Dear Mr. & Mrs. Queensberry:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1801.2.C.2.b., 504 (VB6.b.c. CMOR) to allow a side window to property line setback

of 10 feet and facing window separation distance of 21 feet in lieu of the minimum

required 15 feet and 40 feet respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (Indicate hardship or practical difficulty):

The condition exists through no fault of the petitioners. It would be an unnecessary inconvenience and a disruption of lives to require compliance.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney's telephone number

Legal Owner(s):

Kenneth A. Queensberry

(Type or Print Name)

Signature

Address

City/State/Zip Code

Signature

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City/State/Zip Code

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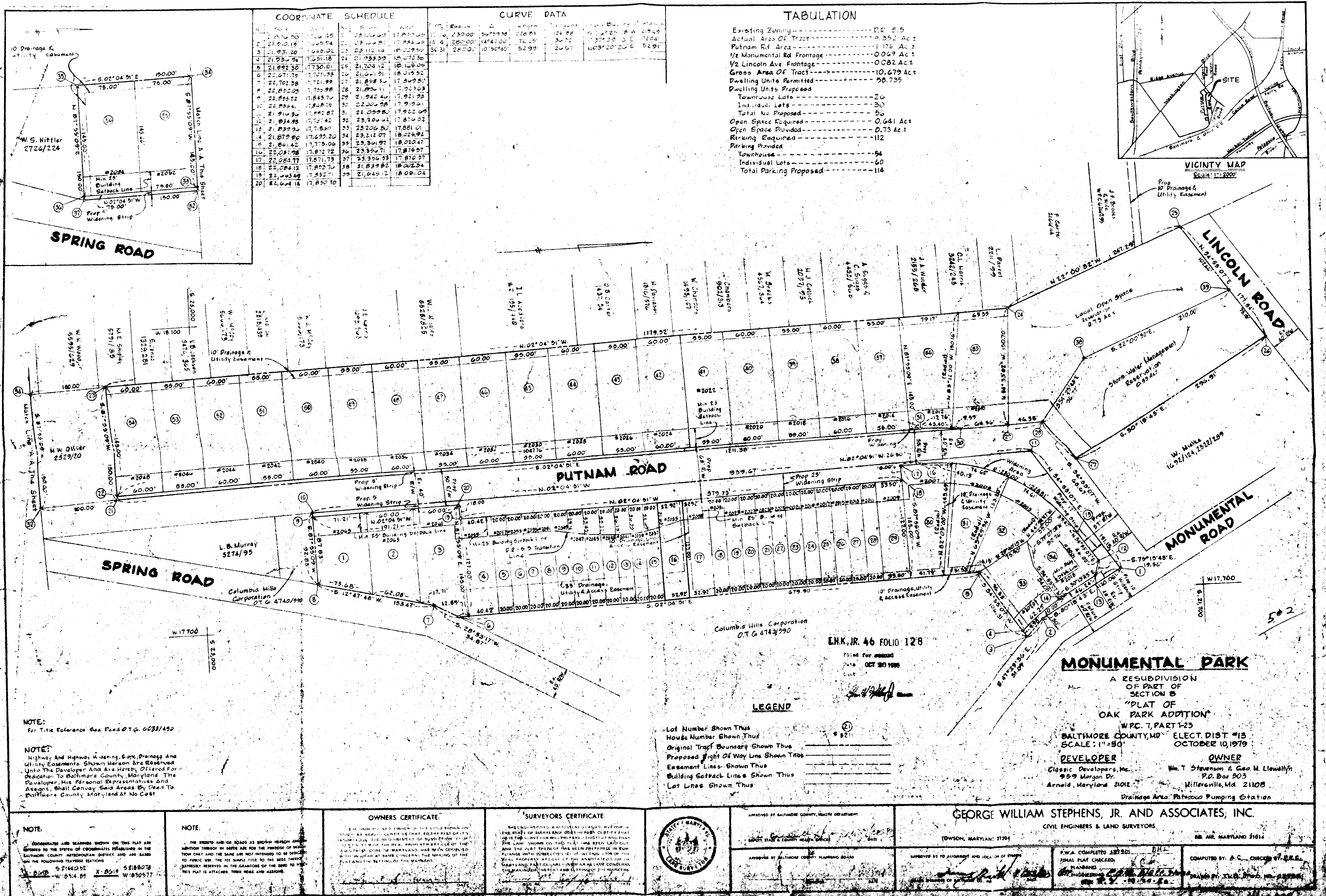
City/State/Zip Code

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City/State/Zip Code

Address

City/State/Zip Code





SCALE
1" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
MONUMENTAL

SHEET
S.W.
6-C

91-488-A

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1" = 200' ±

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JANUARY 1986

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S.W.
6-C

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 14, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

91-488-A

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